118.0	0003	0004.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	671,300 /	671,300
					USE VALUE:	671,300 /	671,300
					ASSESSED:	671,300 /	671,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
171		WRIGHT ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	DUFOUR JASON P & AMANDA E
Owner 2:	
Owner 3:	
Street 1:	171 WRIGHT ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	DUFOUR JASON -
Owner 2:	CARLSON AMANDA -
Street 1:	171 WRIGHT ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .092 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1960, having primarily Vinyl Exterior and 1736 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	4	Rolling
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4000.000	293,300		378,000	671,300
Total Card	0.092	293,300		378,000	671,300
Total Parcel	0.092	293,300		378,000	671,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 386.69 /Parcel: 386.69

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 76027

GIS Ref

GIS Ref

Insp Date 09/24/17

!9159!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 118.0-0003-0004.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	293,300	0	4,000.	378,000	671,300		Year end	12/23/2021
2021	101	FV	283,100	0	4,000.	378,000	661,100		Year End Roll	12/10/2020
2020	101	FV	283,100	0	4,000.	378,000	661,100	661,100	Year End Roll	12/18/2019
2019	101	FV	231,400	0	4,000.	372,600	604,000	604,000	Year End Roll	1/3/2019
2018	101	FV	193,900	0	4,000.	286,200	480,100	480,100	Year End Roll	12/20/2017
2017	101	FV	193,900	0	4,000.	270,000	463,900	463,900	Year End Roll	1/3/2017
2016	101	FV	193,900	0	4,000.	248,400	442,300	442,300	Year End	1/4/2016
2015	101	FV	181,300	0	4,000.	232,200	413,500	413,500	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	08:34:35

LAST REV

Date	Time
04/09/20	11:47:49
mmcmakin	

USER DEFINED

Prior Id # 1:	76027
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT. 9159

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DUFOUR JASON,	74092-450	1	2/5/2020	Convenience	1	No	No		
HUGHES ROBERT J	71094-123	1	6/1/2018		754,000	No	No		
HUGHES ROBERT J	65801-416		7/28/2015	Convenience	1	No	No		
	12716-690		10/22/1974		36,000	No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/14/2018	1330	Insulate	2,777	C				
5/4/2018	545	Redo Kit	35,000	C				
3/12/2012	250	Manual	5,000					install interior f
8/28/2001	597	Re-Roof	2,500	C				
8/20/1998	614	Redo Bas	2,500	C				REM CELLAR/ADD 1/2

ACTIVITY INFORMATION

Date	Result	By	Name
4/12/2019	SQ Returned	JO	Jenny O
9/24/2017	MEAS&NOTICE	PH	Patrick H
4/30/2009	Inspected	189	PATRIOT
3/23/2009	Measured	197	PATRIOT
2/14/2000	Measured	270	PATRIOT
6/28/1999		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4000		Sq. Ft.	Site		0	70.	1.35	6									378,000						378,000	

Total AC/HA:	0.09183	Total SF/SM:	4000	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	378,000	Spl Credit		Total:	378,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1H - 1 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1960	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	20	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:	1	Rating:	Average

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	110.00
Size Adj.:	1.35000002
Const Adj.:	0.99792004
Adj $ / SQ:	148.191
Other Features:	78500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	328789
Depreciation:	35509
Depreciated Total:	293280

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

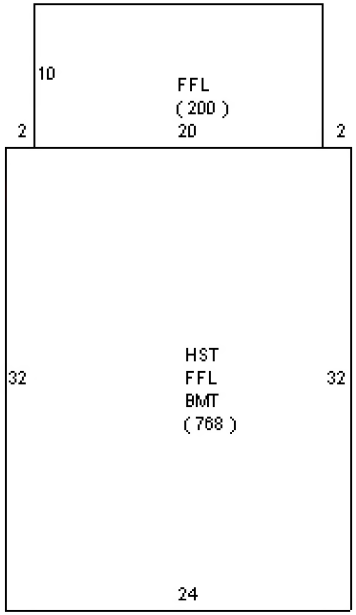
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	148.19
Special Features:	0	Val/Su Net:	138.35
Final Total:	293300	Val/Su SzAd	216.94

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	968	148.190	143,449
BMT	Basement	768	65.020	49,934
HST	Half Story	384	148.190	56,905

Net Sketched Area:	2,120	Total:	250,288

Size Ad	1352	Gross Area	2504	FinArea	1736

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	FLA	50	G	

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

118.0-0003-0004.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc